STRATFORD CROSSING PLAT 10

FINAL PLAT

INDEX LEGEND

LOCATION: PT NW1/4 NW1/4 & NE1/4 NW1/4
SEC 29-79-26
WAUKEE, DALLAS COUNTY, IOWA

REQUESTOR: STRATFORD CROSSING, LLC

PROPRIETOR: LANDMARK DEVELOPMENT SERVICES
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

OWNER

STRATFORD CROSSING, LLC
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
CONTACT: BILL SPENCER

DEVELOPER

LANDMARK DEVELOPMENT SERVICES
9550 HICKMAN ROAD, SUITE 100
CLIVE, IOWA 50325
CONTACT: BILL SPENCER

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

ZONING

R-2 – ONE AND TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS

R-2: ONE- AND TWO- FAMILY RESIDENTIAL DISTRICT

FRONT YARD: 30 FEET
SIDE YARD: A TOTAL OF 15 FEET – 7' MINIMUM
REAR YARD: 30 FEET

DATE OF SURVEY

AUGUST 26, 2021

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. MAINTENANCE OF LANDSCAPE BUFFERS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
4. STREET LOT 'A' AND 'B' SHALL BE DEDICATED TO THE CITY OF WAUKEE.
5. 5 FEET WIDE SIDEWALKS SHALL BE CONSTRUCTED AS EACH INDIVIDUAL LOT IS DEVELOPED.

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

PLAT DESCRIPTION

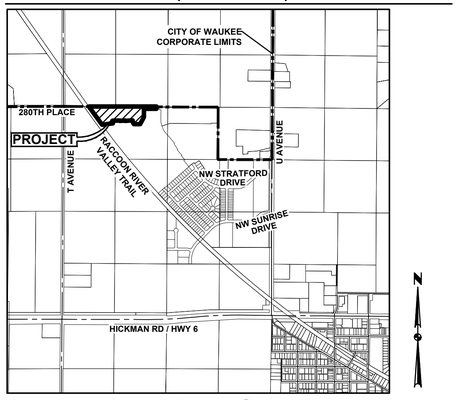
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 29, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF STRATFORD CROSSING PLAT 7, AN OFFICIAL PLAT; THENCE SOUTH 00°02'36" EAST ALONG THE WEST LINE OF SAID STRATFORD CROSSING PLAT 7, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89°57'24" WEST, 331.60 FEET; THENCE SOUTH 00°02'36" EAST, 221.82 FEET; THENCE SOUTH 28°00'57" WEST, 204.96 FEET; THENCE SOUTH 89°57'24" WEST, 165.87 FEET; THENCE NORTH 28°40'23" WEST, 51.28 FEET; THENCE NORTH 12°58'40" WEST, 55.98 FEET; THENCE SOUTH 84°52'11" WEST, 195.00 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 400.00 FEET, WHOSE ARC LENGTH IS 10.34 FEET AND WHOSE CHORD BEARS NORTH 04°23'23" WEST, 10.34 FEET; THENCE SOUTH 86°21'02" WEST, 135.00 FEET; THENCE NORTH 00°02'36" WEST, 10.97 FEET; THENCE SOUTH 87°31'27" WEST, 195.58 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 730.00 FEET, WHOSE ARC LENGTH IS 66.67 FEET AND WHOSE CHORD BEARS SOUTH 05°05'32" EAST, 66.65 FEET; THENCE SOUTH 82°17'29" WEST, 284.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 22868.31 FEET, WHOSE ARC LENGTH IS 595.73 FEET AND WHOSE CHORD BEARS NORTH 36°18'52" WEST, 595.71 FEET TO THE NORTH LINE NORTHWEST QUARTER; THENCE NORTH 89°57'24" EAST ALONG SAID NORTH LINE, 1784.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.78 ACRES (556,913 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AREA SUMMARY

NW1/4 NW1/4:	5.33 ACRES	(232,250 SQUARE FEET)
NE1/4 NW1/4:	7.45 ACRES	(324,663 SQUARE FEET)
TOTAL:	12.78 ACRES	(556,913 SQUARE FEET)

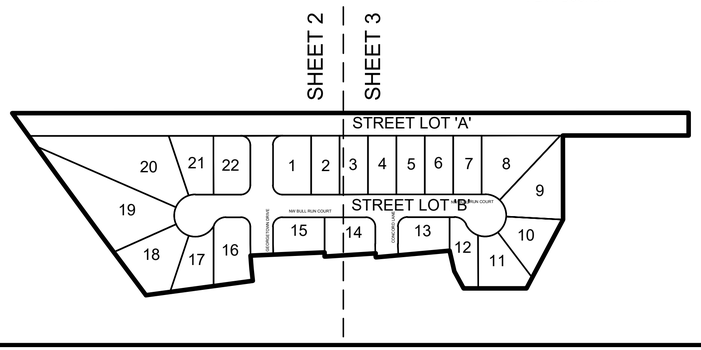
VICINITY MAP (NOT TO SCALE)



WAUKEE, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	2°25'57"	700.00'	29.72'	S01°15'34"E	29.72'
C2	5°05'13"	370.00'	32.85'	S02°35'12"E	32.84'
C3	3°36'22"	400.00'	25.18'	S01°50'47"E	25.17'
C4	90°00'00"	25.00'	39.27'	S45°02'36"E	35.36'
C5	90°00'00"	25.00'	39.27'	N44°57'24"E	35.36'
C6	2°25'57"	670.00'	28.45'	N01°15'34"W	28.44'
C7	5°13'58"	730.00'	66.67'	S05°05'32"E	66.65'
C8	2°25'57"	730.00'	30.99'	S01°15'34"E	30.99'
C9	90°00'00"	25.00'	39.27'	S45°02'36"E	35.36'
C10	62°19'39"	25.00'	27.20'	N58°52'46"W	25.87'
C11	19°43'09"	34.50'	11.87'	S80°05'50"W	11.82'
C12	64°19'15"	34.50'	38.73'	N57°47'47"E	36.73'
C13	4°49'24"	55.50'	4.67'	N28°02'52"E	4.67'
C14	77°57'08"	55.50'	75.51'	N69°26'08"E	69.82'
C15	1°31'41"	750.00'	20.00'	S05°02'04"E	20.00'
C16	47°34'01"	55.50'	46.08'	S47°48'18"E	44.76'
C17	47°34'07"	55.50'	46.08'	S00°14'14"E	44.77'
C18	47°57'25"	55.50'	46.45'	S47°31'32"W	45.11'
C19	18°27'10"	55.50'	17.87'	S80°43'49"W	17.80'
C20	51°26'21"	25.00'	22.44'	N25°40'35"E	21.70'
C21	90°00'00"	25.00'	39.27'	S44°57'24"W	35.36'
C22	90°00'00"	25.00'	39.27'	S45°02'36"E	35.36'
C23	0°11'06"	22868.31'	73.81'	S35°39'38"E	73.81'
C24	0°04'56"	22868.31'	32.85'	N35°47'39"W	32.85'
C25	0°52'09"	22868.31'	346.96'	N36°16'12"W	346.96'
C26	0°38'31"	22848.31'	255.97'	N36°42'37"W	255.97'
C27	0°39'05"	22853.31'	259.85'	N36°42'47"W	259.85'
C28	0°21'22"	22868.31'	142.11'	N36°52'57"W	142.11'
C29	90°00'00"	25.00'	39.27'	N44°57'24"E	35.36'
C30	90°00'00"	25.00'	39.27'	N45°02'36"W	35.36'
C31	43°22'55"	55.50'	42.02'	N68°21'08"W	41.03'
C32	49°46'24"	55.50'	48.21'	N21°46'29"W	46.71'
C33	49°45'53"	55.50'	48.20'	N27°59'40"E	46.70'
C34	56°46'40"	55.50'	55.00'	N81°15'56"E	52.78'
C35	44°37'22"	55.50'	43.22'	S48°02'02"E	42.14'
C36	64°19'15"	34.50'	38.73'	S57°52'58"E	36.73'
C37	90°00'00"	25.00'	39.27'	N44°57'24"E	35.36'
C38	5°05'13"	340.00'	30.19'	N02°35'12"W	30.18'
C39	0°22'49"	22868.31'	151.79'	N36°01'32"W	151.79'
C40	26°58'10"	25.00'	11.77'	S13°26'30"W	11.66'
C41	26°50'35"	25.00'	11.71'	N13°27'53"W	11.61'
C42	3°18'27"	689.00'	39.77'	S04°48'31"E	39.77'
C43	4°00'02"	674.00'	47.06'	N04°28'34"W	47.05'
C44	7°44'34"	351.50'	47.50'	S09°00'06"E	47.46'
C46	1°20'47"	730.00'	17.15'	S07°01'40"E	17.15'
C47	0°14'27"	730.00'	3.07'	S00°09'49"E	3.07'



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S. — DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

REVISIONS
DATE
SECOND SUBMITTAL 11-11-21
FIRST SUBMITTAL 09-03-21

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400
ENGINEER: TECH: REVIEW:
CIVIL DESIGN ADVANTAGE

STRATFORD CROSSING PLAT 10
FINAL PLAT
WAUKEE, IOWA

1/3
2101.016

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PLOT DATE: 1/7/2021 4:08 PM
PLOTTED BY: ERIN CULLENDINE
COMMENT:
ENG:
TECH:

STRATFORD CROSSING PLAT 10

FINAL PLAT

NW COR SEC 29–79–26
FND 1/2" REBAR
BK 2018 PG 16162

PT SW1/4 SW1/4 SEC 20–79–26
ZONING: AGRICULTURAL
OWNER: WILLIAM FOX FARM COMPANY

OFF–SITE SANITARY SEWER EASEMENT

PARCEL 21–14
BK 2021 PG 11965

NE COR NE1/4 NW1/4
SEC 29–79–26
BK 2020 PG 4834

PT SE1/4 SW1/4 SEC 20–79–26
ZONING: AGRICULTURAL
OWNER: WAUKEE COMMUNITY SCHOOL DISTRICT

S89°57'24"W 2420.62'M&R)
N89°57'24"E 1784.78'

635.85'

NW DOUGLAS PARKWAY

60.00' ROW

20.00' STORM SEWER EASEMENT

N00°26'45"W 26.14'

25.00' LANDSCAPE BUFFER EASEMENT

46.95'

369.94'

17.00' OVERLAND FLOWAGE EASEMENT

25.83'

118.06'

22.00' OVERLAND FLOWAGE EASEMENT

20.00' STORM SEWER EASEMENT

72.00'

55.00'

55.00'

STREET LOT 'A'
105799 SF

OVERLAND FLOWAGE EASEMENT (WIDTH VARIES)

17.00' OVERLAND FLOWAGE EASEMENT

N85°07'53"E 83.12'

N89°57'24"E 1741.79'

75.58'

75.00'

75.00'

75.00'

5.00' P.U.E.

N66°54'30"E 23.54'

N89°57'24"E 106.78'

N83°10'14"E 155.24'

OFF–SITE OVERLAND FLOWAGE EASEMENT

S89°57'24"W 108.84'

S83°10'14"W 148.50'

S83°10'14"W 53.74'

S89°57'24"W 33.58'

10.00' PRIVATE STORM SEWER EASEMENT

S66°27'10"E 403.88'

OVERLAND FLOWAGE EASEMENT

N28°34'09"W 127.70'

N16°07'41"W 157.70'

N61°25'51"E 3.72'

N16°07'41"W 167.01'

10.00' P.U.E.

30' SETBACK

Δ=11°29'33"
L=595.73'
R=22868.31'
CHB=N36°18'52"W

FORMER RAILROAD LAND
PT NW1/4 NW1/4 & SW1/4 SEC 29–79–26
ZONING: AGRICULTURAL
OWNER: DALLAS COUNTY, IOWA

LOT 20
41495 SF

LOT 21
14309 SF

LOT 22
14767 SF

15.00' P.U.E.

15.00'

N00°02'40"W 31.48'

N88°15'06"E 26.75'

N03°44'20"E 131.01'

N01°48'59"E 123.26'

30' SETBACK

S00°02'36"E 155.00'

105.00'

SANITARY SEWER EASEMENT

S00°02'36"E 185.00'

2.50' COR. TO EASEMENT LINE

S18°29'46"E 168.41'

5.00' P.U.E.

5.00' P.U.E.

60.00' ROW

30.00'

30.00'

LOT 1
15322 SF

LOT 2
11625 SF

LOT 3
11625 SF

LOT 4
11625 SF

(1495)

(1485)

(1475)

(1465)

C19 (1525)

47.82'

72.00'

10.00' P.U.E.

(1515)

C20

C21

C30

75.58'

75.00'

75.00'

75.00'

STORM SEWER EASEMENT

30.00' SANITARY SEWER EASEMENT

(1535)

C18

LOT 19
38940 SF

N89°57'24"E 174.82'

N89°57'24"E 330.00'

15.00' SANITARY SEWER EASEMENT

STORM SEWER EASEMENT

N00°02'36"W 25.50'

SANITARY SEWER EASEMENT

NW BULL RUN COURT

1.36' COR. TO EASEMENT LINE

C11

38.71'

C8

C4

111.06'

108.94'

(1490)

(1480)

C5

30' SETBACK

LOT 15
12856 SF

LOT 14
13182 SF

S46°33'41"E 36.33'

15.00' SANITARY SEWER EASEMENT

S00°02'36"E 99.94'

GEORGETOWN DRIVE

CONCORD LANE

N81°07'54"W 15.97'

10.00' P.U.E.

(1510)

C10

C12

STREET LOT 'B'
82630 SF

C13

N81°07'54"W 73.37'

N09°11'47"W 69.66'

(1530)

C16

C14

N65°58'43"E 180.84'

10.00' SNOW STORAGE EASEMENT

(1520)

30' SETBACK

LOT 18
21214 SF

LOT 17
12720 SF

LOT 16
16808 SF

(680)

C9

C47

C1

(675)

(670)

C6

C3

C38

44.94'

10.00' P.U.E.

5.00' P.U.E.

10.00' OVERLAND FLOWAGE EASEMENT

135.58'

60.00' ROW

30.00'

30.00'

S87°31'27"W 195.58'

S86°21'02"W 135.00'

N00°02'36"W 10.97'

56.00'

C42

C43

C15

S37°24'50"W 30.61'

S83°38'44"W 36.41'

N18°24'42"E 156.63'

S77°11'24"W 112.46'

5.00' P.U.E.

S82°17'29"W 59.59'

C28

15.00' OVERLAND FLOWAGE EASEMENT

C46

104.46'

116.01'

64.16'

S82°17'29"W 284.62'

S82°17'29"W 62.74'

S77°11'24"W 112.46'

S82°17'29"W 81.51'

S82°17'29"W 101.93'

20.00' STORM SEWER EASEMENT

S13°57'38"E 35.81'

N84°09'41"E 15.00'

N87°31'27"E 18.18'

N01°59'48"E 40.18'

Δ=5°13'58"
L=66.67'
R=730.00'
CH=66.65'
CHB=S05°05'32"E

N13°57'38"W 50.38'

OFF–SITE STORM SEWER EASEMENT

PT NW 1/4 NW 1/4
SEC 29–79–26
ZONING: R–2
OWNER: STRATFORD CROSSING LLC

N76°02'22"E 20.00'

Δ=1°28'51"
L=10.34'
R=400.00'
CH=10.34'
CHB=N04°23'23"W

8.99'

20.00' OFF–SITE STORM SEWER EASEMENT

PT NE 1/4 NW 1/4
SEC 29–79–26
ZONING: R–2
OWNER: STRATFORD CROSSING LLC

40.00' OFF–SITE SANITARY SEWER EASEMENT

REVISIONS	DATE
SECOND SUBMITTAL	11-11-21
FIRST SUBMITTAL	09-03-21

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PHONE: (515) 369-4400

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE
WAUKEE, IOWA

STRATFORD CROSSING PLAT 10
FINAL PLAT

2 / 3

2101.016

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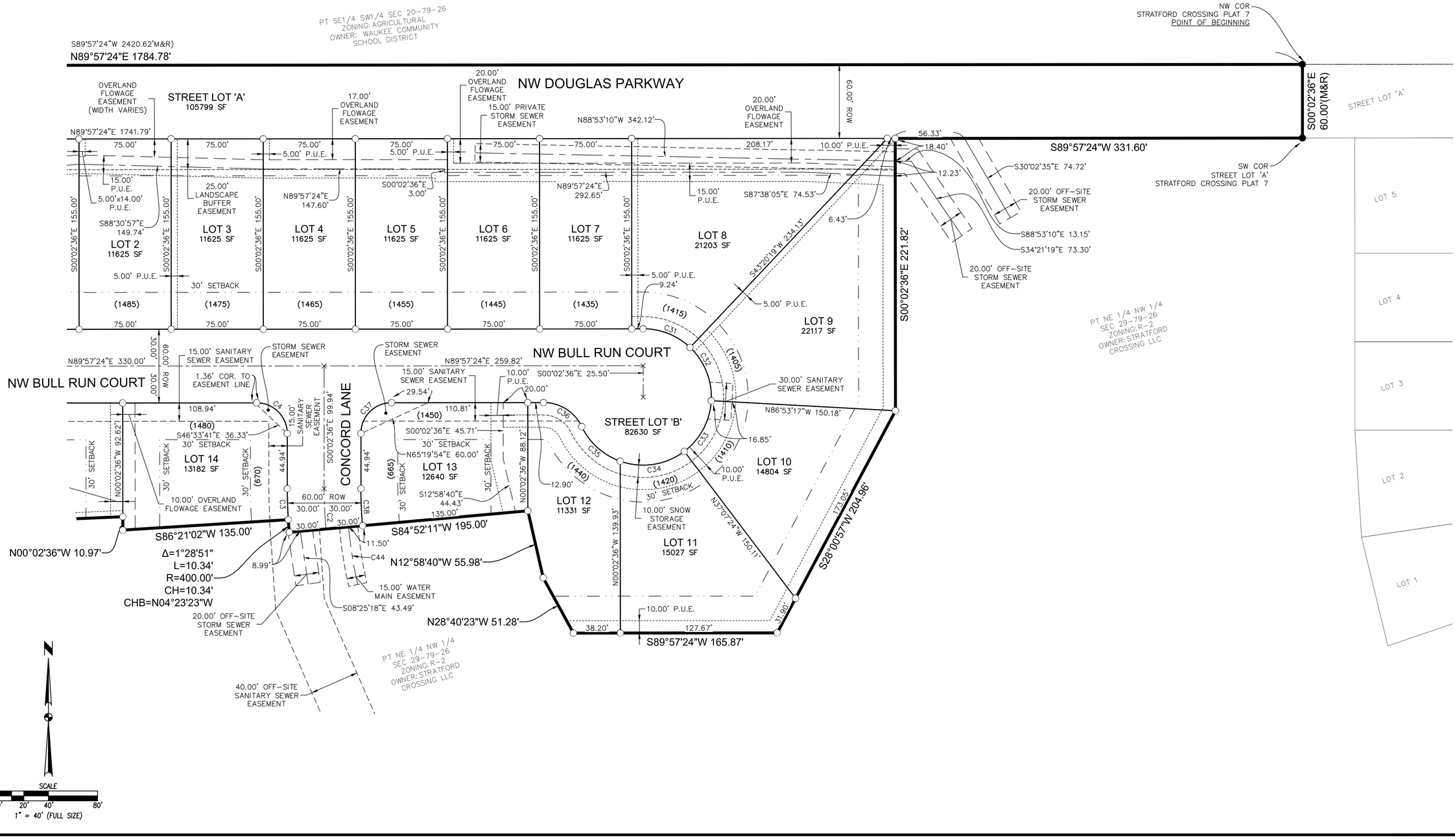
COMMENT:
ENG:

STRATFORD CROSSING PLAT 10

FINAL PLAT



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CIVIL DESIGN ADVANTAGE
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STRATFORD CROSSING PLAT 10

FINAL PLAT

3 / 3

2101.016

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